



SMALL AREA PLAN

City of Alexandria, Virginia

OLD TOWN NORTH SMALL AREA PLAN UPDATE

**OTN SAP Advisory Group Meeting #3
Thursday, December 17, 2015
7:00 – 9:00 PM
Sister Cities Conference Room**





SMALL AREA PLAN

City of Alexandria, Virginia

OLD TOWN NORTH **Visioning**

Charrette Week





SMALL AREA PLAN



Old Town North Working Draft Framework Plan



Working Draft Framework Plan: Existing Open Space



OPEN SPACE - EXISTING



WORKING DRAFT FRAMEWORK PLAN: OPEN SPACE



OPEN SPACE
Ideas for Future Study

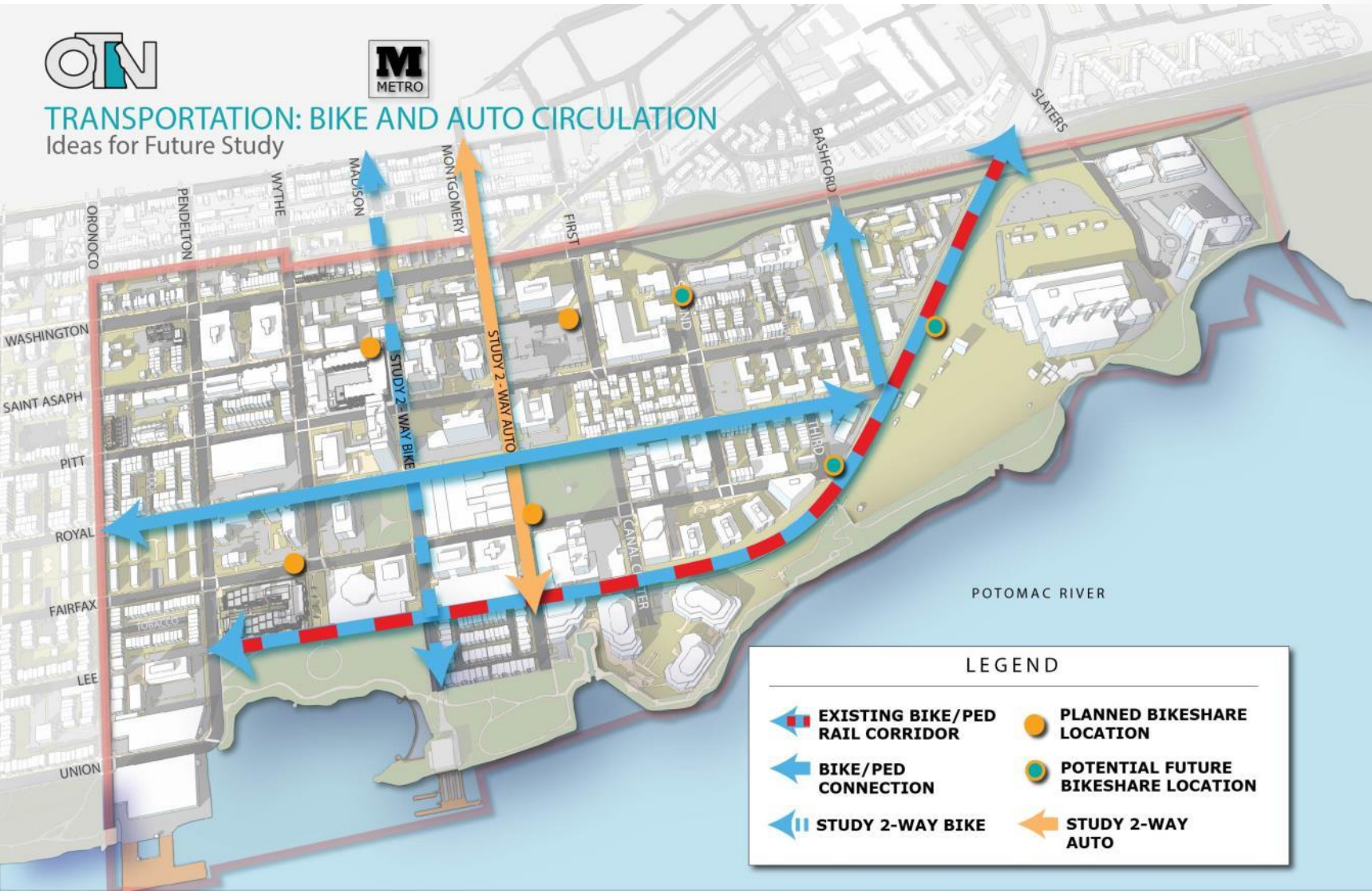


Working Draft Framework Plan: Transportation



TRANSPORTATION: BIKE AND AUTO CIRCULATION

Ideas for Future Study



LEGEND

- EXISTING BIKE/PED RAIL CORRIDOR
- PLANNED BIKESHARE LOCATION
- BIKE/PED CONNECTION
- POTENTIAL FUTURE BIKESHARE LOCATION
- STUDY 2-WAY BIKE
- STUDY 2-WAY AUTO

BACKGROUND

Forms of Connections





WORKING DRAFT FRAMEWORK PLAN LAND USE



LAND USE

Ideas for Future Study

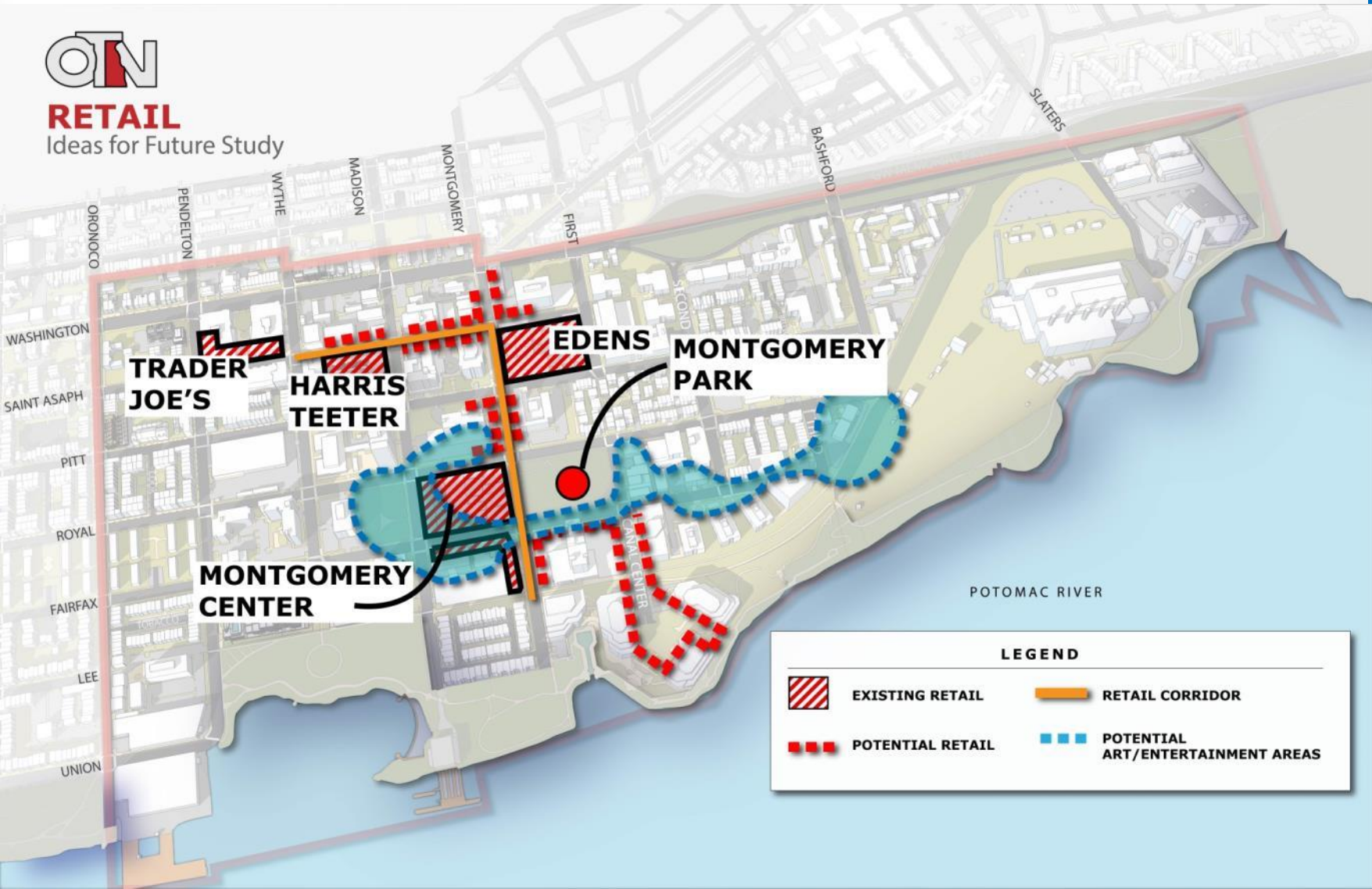


WORKING DRAFT FRAMEWORK PLAN: POTENTIAL RETAIL







RETAIL

Ideas for Future Study





 **EXISTING WATER VIEWS**
 **PROPOSED WATER VIEWS**
 **POTENTIAL CONNECTIONS**
 **TERMINATING VISTAS**

Potential Enhancements View to Monuments



View looking North from NRG

Potential Enhancements Montgomery Street

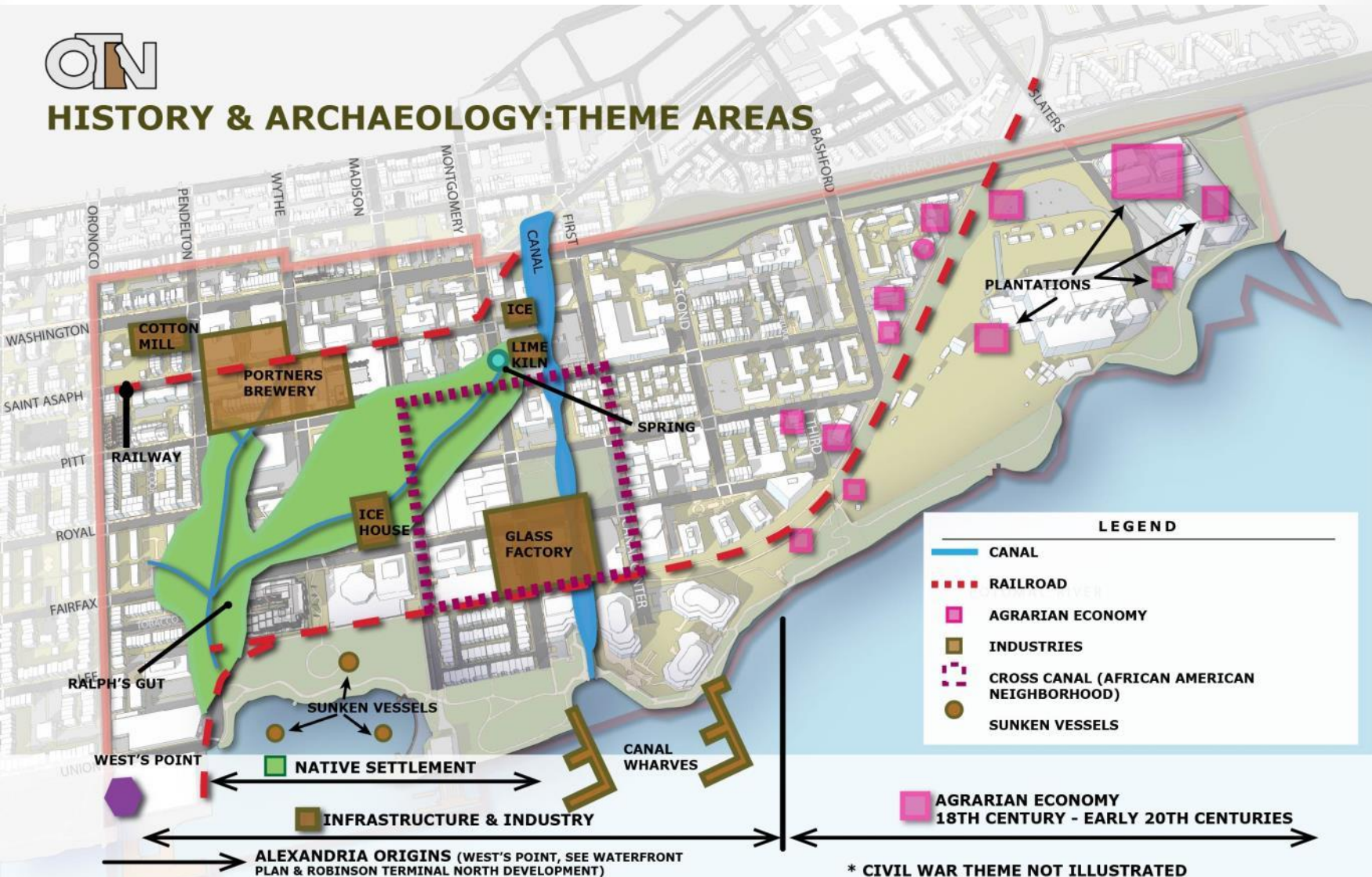


View looking West

Working Draft Framework Plan: Historic Preservation



HISTORY & ARCHAEOLOGY: THEME AREAS



Affordability at all life stages

- Who
 - Young people
 - Families
 - Empty nesters
 - Seniors - aging in place
- **Benefits**
 - Housing choices for all incomes, life stages, and physical abilities
 - People can live near employment & transit
 - Promote economic diversity in communities
 - Allow people to age-in-place



ECO DISTRICT CONCEPT

Implementing Eco-City Alexandria and sustainability through the Small Area Plan Process



DIVERSITY & MIXED USE

- Achieve a variety of building types, heights, and densities that support a diverse population and allows for aging in place.
- Prioritize the provision of on-site affordable housing.
- Achieve, sustain, and utilize a balanced land use mix including key features to create a complete neighborhood to meet the community's social and economic needs.
- Explore innovative housing solutions such as micro-units and existing building conversions as feasible.
- Use open spaces to connect neighborhoods to viewsheds and public amenities such as, parks, and the Water front.

MULTI-MODAL TRANSPORTATION

- Provide a mix of land uses with an interconnected network that emphasizes walking, biking, and public transit to reduce vehicle trips.
- Prioritize public transport, biking, and walking as an economic, environmental and public health tool.
- Enable adoption of low-emission & electric vehicles through charging and clean fuel infrastructure.

ENERGY AND GREEN BUILDING

- Prioritize energy efficiency and high performance and enhanced green building.
- Emphasize on site renewable and district-scale energy systems
 - o solar
 - o microgrid
 - o ground source heat pumps
 - o storage

CARBON FOOTPRINT REDUCTION

- Prioritize clean, renewable and low-carbon energy sources locally and from external utility distribution.
- Promote 'Smart Cities' technologies.

WATER QUALITY

- Address impact of combined sewer overflows (CSOs).
- Implement stormwater management through green infrastructure and low-impact development.
- Increase tree canopy and enhance green space through appropriate planting, native trees and green roofs.
- Conserve water through re-use and use of low-flow fixtures.

MEASURES

- Energy and Greenhouse gas emissions per capita.
- Increase in open space.
- Percent of energy supply from renewable resources.
- Number of green / roofs, light colored pavements and increase in tree canopy coverage.
- Number of green infrastructure projects.
- Number of acres with separated sewer system.
- Increase in transit ridership / service.
- Increase in number of bike / pedestrian trips.

Next Steps (Jan. – Aug. 2016)

Evaluate the feasibility and potential impacts of proposed plan elements and design concepts

- **Phase II (Study)** – Study Plan Framework Elements
- **Phase III (Test/Refine)** – Test Framework Elements and Refine
- **Phase IV (Plan Recommendations)** – Recommendations for Plan Development



PROJECT ASSESSMENT (VISIONING)

PLANNING, DESIGN AND LAND USE			
	City Staff with Advisory Group Comments	Planning Commission Comments	City Council Comments
GUIDING PRINCIPLES	Identify and enhance Old Town North's unique character and sense of place to complement area's history, culture, and existing neighborhoods and to promote an active and balanced community.	Expand OTN contextual area to include Daingerfield Island and to highlight connections to nearby amenities and attractions (such as Braddock Planning Area and Slaters Lane)	Create and underscore neighborhood uniqueness through placemaking strategies
OBJECTIVES	<p>Achieve a variety of building types and heights that are appropriately scaled for the surrounding neighborhood and community</p> <p>Encourage high quality architectural building design that further defines the unique neighborhood character of OTN.</p> <p>Achieve and sustain a balanced land use mix including key features that help create a complete neighborhood with a sense of place and to meet the community's social and economic needs.</p> <p>Identify areas for public facilities and institutions.</p> <p>Identify areas for active street frontages including reinforcing retail focus areas in the 1992 OTN SAP</p> <p>Promote high quality pedestrian oriented streetscapes that utilize appropriate lighting, landscaping and signage to promote a safe and vibrant community.</p> <p>Promote sustainable land use and urban design patterns throughout OTN</p> <p>Ensure flexibility in land use to accommodate changing market trends and unknown physical and economic constraints (see Economic Development)</p>	<p>Ensure new developments and land use tools are flexible and not too prescriptive</p>	
IMPLEMENTATION	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p> <p>Other</p>		

* Implementation section includes possible topics to be addressed as the planning process progresses. There will be an Implementation section under each category with the topics possibly changing as appropriate

TRANSPORTATION			
	City Staff with Advisory Group Comments	Planning Commission Comments	City Council Comments
GUIDING PRINCIPLES	Further encourage an integrated multi-modal transportation network using the existing street grid, and grid extensions where necessary, to promote a healthy, auto-independent lifestyle.	Explore Feasibility of Madison and Montgomery as 2-way streets Explore connectivity to Daingerfield Island and Potomac Yard Metro	Coordinate any new construction on Madison and Montgomery with proposed reconstruction of those streets (CIP)
OBJECTIVES	<p>Consistent with the Transportation Master Plan, provide an interconnected network that supports walking, biking, and transit use.</p> <p>Investigate opportunities for improving the existing network by utilizing major future redevelopment sites and the railroad tracks</p> <p>Continue to investigate and monitor parking conditions as properties in OTN develop</p> <p>Improve and expand bike storage facilities in commercial and residential developments</p> <p>Consider the future potential impacts of autonomous cars on road design</p>		
IMPLEMENTATION	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p> <p>Other</p>		

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HOUSING			
	City Staff with Advisory Group Comments	Planning Commission Comments	City Council Comments
GUIDING PRINCIPLES	Encourage a variety of housing choices that are affordable and accessible to a diverse range of ages, incomes, abilities and household sizes throughout the plan area.	Explore opportunities for market affordable housing Explore creative solutions for affordable housing	
OBJECTIVES	<p>Explore innovative housing solutions such as micro-units and building conversions if feasible</p> <p>Fully utilize tools within the Housing Master Plan such as leveraging the density bonus policy to achieve affordable units</p> <p>Prioritize the provision of on-site affordable housing.</p> <p>Replace ARHA units on a one-to-one basis, and on-site to the greatest extent feasible, as properties in Old Town North develop.</p> <p>Incorporate community spaces within housing developments</p> <p>Ensure on-site recreational space in new ARHA redevelopment</p>		
IMPLEMENTATION	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p> <p>Other</p>		

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INFRASTRUCTURE AND ENVIRONMENTAL SUSTAINABILITY			
	City Staff with Advisory Group Comments	Planning Commission Comments	City Council Comments
GUIDING PRINCIPLES	Create an eco- district model with sustainable environmental solutions that support sewer and stormwater management, efficient energy use including renewable energy, and clean air and soil.		Concepts should be explored beyond eco-district themes
OBJECTIVES	<p>Consistent with the EAP, the Energy and Climate Change Action Plan, and associated Master Plans, implement innovative design throughout the plan area to minimize fossil fuel use and improve energy, water, air, and soil quality at the district scale through.</p> <p>Utilizing renewable energy:</p> <ul style="list-style-type: none"> - Evaluate level of efficiency required of buildings - Emphasize renewable district energy <ul style="list-style-type: none"> • Solar • Ground Source heat pumps • Microgrid • Battery storage - Prioritize clean energy or low carbon fuels provided through external utility distribution as a supplemental energy source only - Emphasize natural gas electricity from the grid <p>Reducing the Urban Heat Island Effect through green roofs, tree canopies, materials for buildings</p> <p>Minimizing impact of combined sewer overflows through green infrastructure and BMPs</p> <p>Employing plantings, native trees, and other green infrastructure/ low impact stormwater methods (LIID)</p> <p>Integrating air quality enhancements in all aspects of design, including PM 2.5, Ozone, and Nox</p> <p>Targeting open space in NRG along the Waterfront</p>		
IMPLEMENTATION	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p> <p>Other</p>		

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OPEN SPACE, RECREATION AND CULTURAL ACTIVITIES			
	City Staff with Advisory Group Comments	Planning Commission Comments	City Council Comments
GUIDING PRINCIPLES	Expand, enhance and connect publicly accessible passive and active open space.	Leverage the Waterfront Plan Preserve, enhance, and expand public art opportunities	Provide the right tools to support an Arts District beyond a land use designation to include wayfinding, tax policy, economic development incentives, etc.
OBJECTIVES	<p>Use open space to connect neighborhoods to viewsheds and public amenities such as parks, and the waterfront.</p> <p>Identify new open space and cultural activities.</p> <p>Identify new public art opportunities.</p> <p>Design open space to accommodate a variety of recreational and cultural uses for all ages and abilities.</p> <p>Identify new opportunities for cultural spaces and activities</p> <p>Explore opportunities for interior community spaces that accommodate all ages and abilities (such as libraries, schools, etc.)</p>	Explore Royal Street as a greenway	<p>Explore ideas such as alignment of arts and crafts with brewery establishments</p> <p>Study impacts on north views as Waterfront development occurs</p> <p>Montgomery Park Neighborhood Plan should be amended if necessary pursuant to the OTN SAP Update</p> <p>Coordinate the OTN SAP Update with the NPS Daingerfield Island Master Plan</p> <p>Leverage partnerships with cultural spaces such as the Art League</p>
IMPLEMENTATION	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p> <p>Other</p>		

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HISTORIC PRESERVATION			
	City Staff with Advisory Group Comments	Planning Commission Comments	City Council Comments
GUIDING PRINCIPLES	Further Identify, protect, and enhance the historic architectural and archaeological elements and resources of Old Town North.	Define, enhance and reinforce the special character of the Washington Street corridor in conjunction with the Washington Street Standards and other tools	Celebrate and recognize historic sites
OBJECTIVES	<p>Preserve, integrate and celebrate historic and archaeological resources to maintain neighborhood authenticity.</p> <p>Promote cultural richness and an understanding of the history of the neighborhood.</p> <p>Define, enhance and reinforce the special character of the Washington Street corridor</p> <p>Incorporate Historic interpretation in the natural environment</p> <p>Celebrate railroad history</p>	Policy/Plan to preserve buildings of historic significance in OTN	
IMPLEMENTATION	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p> <p>Other</p>		

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ECONOMIC DEVELOPMENT			
	City Staff with Advisory Group Comments	Planning Commission Comments	City Council Comments
GUIDING PRINCIPLES	Attract unique uses that serve as an economic engine to grow and sustain a balanced economy.	Include Washington Street as a retail corridor Explore economic niches that are unique to OTN	
OBJECTIVES	<p>Reinforce the identified retail focus areas in the 1992 OTN SAP plan (3rd Street, Montgomery Street, Montgomery Center) and further strengthen St. Asaph as a concentrated retail corridor.</p> <p>Strengthen hospitality related economic opportunities in Old Town North.</p> <p>Maintain Rethink office space inventory as part of the desired balance of land use.</p> <p>Maximize proximity to metro, biking, walking as an economic tool (Transit Oriented Development [T.O.D.]).</p> <p>Ensure flexibility in land use to accommodate changing market trends and unknown physical and economic constraints (see Planning, Design and Land Use)</p> <p>Encourage/ Provide opportunities for employment of local residents</p> <p>Encourage broadband deployment</p>		
IMPLEMENTATION	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p> <p>Other</p>		

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PROPOSED ADVISORY GROUP SUBCOMMITTEES

Subcommittee Configuration

- Membership
- Order of Topics
- Meeting Schedule

**SUGGESTED OTN SAP UPDATE SUBCOMMITTEE TOPICAL AREAS BY PLANNING CATEGORIES AND
SUBCOMMITTEE MEMBERSHIPS
FOR STUDY AND TESTING PHASES OF THE OTN SAP UPDATE PLANNING PROCESS**

12.16.2015 DRAFT

SUGGESTED COMBINED SUBCOMMITTEE TOPICAL AREAS BY PLANNING CATEGORIES	SUBCOMMITTEE CO-CHAIRS	RECOMMENDED SUBCOMMITTEE MEMBERS	DEPARTMENTS
SUBCOMMITTEE TOPICAL AREAS (1) Planning, Land Use and Design (2) Housing	Maria Wasowski and Kevin Harris	M. Wasowski K. Harris E. Artemel H. Cooper-Levy A. Flajser S. Goodman T. Soapes PLACEHOLDER	P&Z and Housing
SUBCOMMITTEE TOPICAL AREAS (1) Infrastructure and Environmental Sustainability (2) Transportation	Scott Barstow and Maria Wasowski	S. Barstow M. Wasowski S. Arabia E. Chimento K. Di Ianconi J. Strup PLACE HOLDER	TES OEQ and TES Planning, Energy, P&Z
SUBCOMMITTEE TOPICAL AREAS (1) Parks, Recreation and Cultural Facilities (2) Historic Preservation	Christa Watters and Chip Carlin	Christa Watters Chip Carlin C. Griffin A. Bentley M. Tavernini PLACEHOLDER	P&Z HP, OHA
SUBCOMMITTEE TOPICAL AREA (1) Economic Development	David Speck	D. Speck B. Machanic C. Mejias PLACEHOLDER	P&Z, AEDP

--TURN OVER FOR SUGGESTED MEETING DATES FOR SUBCOMMITTEES AND ADVISORY GROUP--

2016 OTN SAP ADVISORY GROUP
DRAFT SUBCOMMITTEE AND ADVISORY GROUP MEETING DATES 12.16.2015
January to June 2016

January – June 2016 Draft Subcommittee Meeting Dates

	January 2016	February 2016	March 2016	April 2016	May 2016	June 2016
Subcommittee Meeting	1/19/2016 (Third Tuesday)	2/10/2016 (Second Wednesday)	3/09/2016 (Second Wednesday)	4/13/2016 (Second Wednesday)	5/11/2016 (Second Wednesday)	---- (No Advisory Group Meeting Scheduled)
Additional Subcommittee Meeting, if Needed						6/8/2016 (Second Wednesday)



ADVISORY GROUP MEETING DATES JANUARY - JUNE

January – June 2016 Draft Advisory Group Meeting Dates						
	January 2016	February 2016	March 2016	April 2016	May 2016	June 2016
Advisory Group Meeting	1/25/2016 (Fourth Monday)	2/22/2016 (Fourth Monday)	3/28/2016 (Fourth Monday)	4/25/2016 (Fourth Monday)	---- (No Advisory Group Meeting Scheduled)	6/27/2015
Additional Advisory Group Meeting, if Needed					5/9/2015 (Second Monday)	
Special Event		2/29/2016 Community Meeting #4			5/16/2015 Community Meeting #5	6/25 – 6/26/2016 (Mini Charrette)

City Calendar Conflicts (Evenings)

- 1st Monday – EPC Work Session
- 3rd Monday – EPC
- 1st Tuesday – Planning Commission
- 2nd Tuesday – CC Legislative Meeting
- 3rd Tuesday – Arts Commission
- 4th Tuesday – CC Legislative Meeting
- 1st Wednesday – BAR
- 3rd Wednesday – Archaeological Commission
- Last Wednesday – Federation (1/27; 2/24; 3/30; 4/27; 5/25; 6/29)
- 3rd Wednesday – BAR

- 3rd Wednesday – Transportation Commission
- 2nd Thursday – Potomac Yard Metro Group
- 3rd Thursday – Park and Recreation Commission

Holidays

- January – 3rd Monday (MLK Holiday)
- February – 3rd Monday (President's Day)
- May – 5th Monday (Memorial Day)